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#6925P6212

NO TRANSFER
TAX PAID

WARRANTY DEED 015806

KNOW ALL MEN BY THESE PRESENTS, THAT WE, WILLIAM P. VIOLETTE and TERRY A. VIOLETTE, a/k/a TERRY M. VIOLETTE, both of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by SPENCER W. VIOLETTE, of 323 Gray Road, Windham, Maine 04062, JILL CROWELL, of 5 Summer Street, Waterville, Maine 04901, JUDE M. VIOLETTE of 37 Kinco Street, Portland, Maine 04103,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey WITH WARRANTY COVENANTS, to SPENCER W. VIOLETTE, JILL CROWELL and JUDE M. VIOLETTE, as joint tenants and not as tenants in common, their heirs and assigns, forever,

PARCEL ONE:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Waterville, County of Kennebec and State of Maine and being Lots No. One Hundred Twenty-two (122) and One Hundred Twenty-three (123) on Plan of Rosemar Park as amended, made for L.N. Violette Co., Inc., April, 1951, and recorded in the Kennebec Registry of Deeds to which plan reference is hereby made for a more particular description.

Being the same premises conveyed to the herein Grantors by Warranty Deed of Lorraine V. McAleer and Louis N. Violette, Trustees under Indenture of Trust, dated February 3, 1971 and recorded in the Kennebec County Registry of Deeds at Book 1541 Page 249.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lots within twenty-five (25) feet of Matthews Avenue, or within five (5) feet of either the east or west boundary lines;
2. That no residences for more than two families will be built thereon;

42-86

6925PG213

3. That no trade or business will be carried on thereon;
4. That the lots will not be used for the storage of any new or second hand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Matthews Avenue than thirty-five (35) feet;
6. That no building house costing less than six thousand (\$6,000.00) dollars shall be built thereon.

PARCEL TWO:

Another certain lot or parcel of land, together with any buildings thereon, situated in said Waterville, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

Commencing at the southeast corner of land of the herein Grantors, on the northerly side of Matthews Avenue; thence a distance of twenty-five (25) feet along said Avenue to a point; thence N 27° 02' 04" E a distance of 397.96 feet to land now or formerly of Gabrielle Guite; thence N 62° 48' 16" W a distance of 2.42 feet to the northeast corner of land now or formerly of one Donald C. Taylor et al; thence S 27° 23' 13" W along the eastern boundary lines of land now or formerly of said Taylor and of a Pinkham and of the herein Grantors to the northerly side of Matthews Avenue and the point of beginning, containing 9,654.97 square feet (0.22 acres) and being the same premises conveyed to the herein Grantors by Warranty Deed of Lorraine V. McAleer, Lucille V. Audet, Marie Hagerty, Robert J. Violette, James P. Violette and Louis N. Violette, dated June 23rd, 1987 and recorded in the Kennebec County Registry of Deeds at Book 3188 Page 269.

Reference is also made to a **LIFE LEASE** between the Grantors and Grantees herein, dated concurrently herewith and to be concurrently recorded herewith, in which the said Grantors William P. Violette and Terry A. Violette are given a **Life Estate** in the above described premises.

42-86

#6925PG214

IN WITNESS WHEREOF, WE, the said **WILLIAM P. VIOLETTE** and **TERRY A. VIOLETTE**, have hereunto set our hands and seals this ____ day of April, 2002.

Signed, Sealed and Delivered
in the presence of

Witness

Witness

William P. Violette
WILLIAM P. VIOLETTE

Terry A. Violette
TERRY A. VIOLETTE

ACKNOWLEDGEMENT

STATE OF MAINE
Kennebec, ss.

April 25, 2002

Personally appeared the above named **WILLIAM P. VIOLETTE** and **TERRY A. VIOLETTE** and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Daniel J. Dubord

NOTARY PUBLIC
DANIEL J. DUBORD
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 09/29/2005

(print name)

re. Deeds VIOLETTE, William & Terry to Children DEED

RECEIVED KENNEBEC SS.

JULY 29 AM 9:00

ATTEST:

Barbara C. Bellingham
REGISTERED CLERK